

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/25 LOMANDRA BOWL HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

Suburb

Harkness

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 CONNATA PLACE HARKNESS VIC 3337	\$541,000	27-Jan-24
28 ORMONDE ESPLANADE HARKNESS VIC 3337	\$515,000	15-Jan-24
13 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$493,000	17-Feb-24

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 April 2024

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**5 CONNATA PLACE HARKNESS  
 VIC 3337**

 3  2  2

Sold Price **\$541,000** Sold Date **27-Jan-24**

Distance **0.47km**



**28 ORMONDE ESPLANADE  
 HARKNESS VIC 3337**

 3  2  2

Sold Price **\$515,000** Sold Date **15-Jan-24**

Distance **1.93km**



**13 BURSWOOD CIRCUIT  
 HARKNESS VIC 3337**

 3  2  2

Sold Price **\$493,000** Sold Date **17-Feb-24**

Distance **1.59km**

RS = Recent sale      UN = Undisclosed Sale

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